

Condominium Association

2011

	2010 Budget	Per Unit Per Month	Projected 10/31/2010	delta	2011 Proposed	Per Unit Per Month
Income						
Member Fees	\$ 219,755.00				\$ 286,181.25	
Late Fees						
Interest Income-Checking						
Total Income					\$ 286,181.25	

Expenses

Corporate Filing Fee	\$ 135.00	\$ 0.24	\$ 61.25	\$ 73.75	\$ 61.25	0.11
Exterior Extermination	\$ 4,000.00	\$ 7.25	\$ 4,000.00	\$ -	\$ 4,000.00	7.25
HRCA Common Area	\$ 57,000.00	\$ 103.26	\$ 57,000.00	\$ -	\$ 60,000.00	108.70
Insurance	\$ 62,000.00	\$ 112.32	\$ 57,000.00	\$ 5,000.00	\$ 57,000.00	103.26
Landscape Replacement	\$ 4,000.00	\$ 7.25	\$ 3,500.00	\$ 500.00	\$ 3,500.00	6.34
Legal & Accounting	\$ 5,000.00	\$ 9.06	\$ 4,500.00	\$ 500.00	\$ 4,500.00	8.15
Landscape Maintenance	\$ 10,500.00	\$ 19.02	\$ 10,000.00	\$ 500.00	\$ 10,000.00	18.12
Contingent Account	\$ 4,000.00	\$ 7.25	\$ 4,000.00	\$ -	\$ 4,000.00	7.25
Pool Service	\$ 7,500.00	\$ 13.59	\$ 7,000.00	\$ 500.00	\$ 7,000.00	12.68
Utilities-Electric	\$ 6,500.00	\$ 11.78	\$ 6,000.00	\$ 500.00	\$ 6,000.00	10.87
Utilities-Water	\$ 11,000.00	\$ 19.93	\$ 10,000.00	\$ 1,000.00	\$ 10,000.00	18.12
Utilities-Sewer	\$ 33,120.00	\$ 60.00	\$ 33,120.00	\$ -	\$ 33,120.00	60.00
Sub-total Expense	\$ 204,765.00	\$ 360.84	\$ 186,181.25	\$ 8,573.75	\$ 198,181.25	380.84

Maint. Exp. Per Unit	per month	per quarter	per year
	\$ 370.93	\$ 1,112.80	\$ 4,451.20

Fire Safety Expense for 30 units	Budget	Actual	Proposed	delta	per month	per quarter	per year
Expense per Unit	\$ 15,000.00	\$ 15,000.00	\$ 18,000.00	\$ 50.00	\$ 500.00	\$ 1,500.00	\$ 6,000.00
	per month	per quarter	per year		per month	per quarter	per year
	\$ 41.67	\$ 125.00	\$ 500.00		\$ 50.00	\$ 150.00	\$ 600.00

	2010	per mo.	2011
Reserve Maintenance (46 Units)	\$ 16,560.00	\$ 30.00	\$ 16,560.00 \$ 30.00
Roof Replacement "	\$ 52,440.00	\$ 95.00	\$ 52,440.00 \$ 95.00
Total Reserve Funds			\$ 69,000.00

Per Unit	per/month	per quarter	per year
All Units	\$ 125.00	\$ 375.00	\$ 1,500.00

Reserve Funds: \$30.00 per month to the repair and paint Fund. \$95.00 to roof replacement fund. Total of \$125.00 per month per unit.

\$ 286,181.25

Total Expenses

Total Fees per Units	2010			2011			Decrease		
	Month	Quarter	Year	Month	Quarter	Year	Month	Quarter	Year
30 Units	\$ 545.93	\$ 1,637.80	\$ 5,551.20	\$ 535.84	\$ 1,607.51	\$ 6,430.03	\$ (10.10)	\$ (30.29)	\$ (121.17)
16 Units	\$ 495.93	\$ 1,487.80	\$ 5,951.20	\$ 485.84	\$ 1,457.51	\$ 5,830.03	\$ (10.10)	\$ (30.29)	\$ (121.17)

	2007	2008	2009	2010	2011
Reserve Maintenance Acct	\$ 25,272.28	\$ 11,318.00	Estimates		
Roof Replacement Acct	\$ 13,892.16	\$ 27,320.00	\$ 46,640.00	\$ 99,080.00	\$ 151,520.00